



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
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Zoning Board of Appeals

**ZONING DETERMINATION
TO BE COMPLETED BY APPLICANT**

NAME JJI REALTY, LLC
STREET 19 BETHANY STREET CITY/TOWN FRAMINGHAM
STATE MA ZIP 01702 TELEPHONE 508-331-9827
NAME OF PROPERTY OWNER (if different from Applicant) SAME

SITE INFORMATION

STREET AND NUMBER 13 FERRY STREET
ASSESSOR'S MAP(S) 114 LOT #(S) 121
LOT SIZE 10,927 FRONTAGE 87'
CURRENT USE SINGLE FAMILY DWELLING
PROPOSED USE ADDITION OF A DORMER ON THE 2ND FLOOR

TO BE COMPLETED BY THE ZONING ENFORCEMENT OFFICER

The project is zoned (check all that apply)

<input type="checkbox"/> A - Agricultural	<input type="checkbox"/> RMF - Residential Multi-Family	<input type="checkbox"/> I - Industrial
<input type="checkbox"/> R40 - Residential 40,000 sf	<input type="checkbox"/> NB - Neighborhood Business	<input type="checkbox"/> OLI - Office / Light Industry
<input checked="" type="checkbox"/> R20 - Residential 20,000 sf	<input type="checkbox"/> CB - Community Business	<input type="checkbox"/> FP - Flood Plain

Overlay Districts

<input checked="" type="checkbox"/> WSPD - Water Supply Protection Overlay District	<input type="checkbox"/> FSGOD - Fisherville Smart Growth Overlay District
<input type="checkbox"/> CDO - Campus Development Overlay District	<input type="checkbox"/> PDSOD - 43D Priority Development Overlay District

The proposed use is:

- ☐ Permitted in the zone(s)
☐ Conditionally permitted in the zone(s)
☐ Not permitted in the zone(s)

The proposal must be heard by the following Board:

- ☐ Planning Board
☒ Special Permit
☐ Site Plan Approval Only
☐ Other _____
☒ Zoning Board of Appeals

1. The dwelling was built in 1900 as per the Board of Assessors residential property record card.
2. The plot plan produced by Jarvis Land Survey dated 12-13-2019, the existing dwelling and the addition of the dormer does not meet the current setbacks of 30 feet as per ZBL 3.2.3.2 - Intensity of Use Schedule, actual front setback is 12 feet 4 inches.
3. In my opinion this structure is a pre-existing, non-conforming structure.
4. ZBL Section 3.4.3.5 Pre-existing, non-conforming structures or uses may be extended, altered, or changed only by special permit, provided that not such extension, alteration, or change shall be permitted unless the Zoning Board of Appeals finds that such extension, alteration, or change will not be substantially more detrimental than the existing non-conforming structure.

Zoning Enforcement Officer

Robert D. Bergeron

Date: 12/20/2019